

Riley County Vision 2025 Committee Meeting

August 16, 2007

7:30 – 9:30 p.m. Manhattan Headquarters Fire Station

Meeting Summary

Welcome & Review of Public Comments Review of Previous Month Building Activity

- The meeting was called to order at 7:30p by co-facilitator, Terrie McCants.
- The general public was acknowledged and asked to participate by writing comments/input on cards provided.
- Monty Wedel stated there were no comments submitted by the public at the last meeting.
- Monty Wedel reported the building activity for the month of July. There were three building permits issued for residences in the rural area, one in a platted subdivision, one on an unplatted tract less than 20 acres and one on a tract of forty or more acres, respectively.

Preliminary Future Land Use Map

- Monty Wedel reviewed the maps produced from the regional growth allocation model presented by EDAW, Inc. at the special meeting of the County Commissioners, the Riley County Planning Board, the Vision 2025 Committee and EDAW on July 31, 2007. He explained that the Board of County Commissioners were not satisfied with the results of the model and asked the Vision 2025 Committee to work on a Future Land Use Map to better inform the model. Included in the request was also several concepts for future growth, including potential new roads, in and around the Urban Area that they asked the Committee to review and recommend on.
- Monty Wedel let an exercise to develop a draft Future Land Use Map for Riley County. He began by explaining that at one of the agricultural Sub-Committee meeting, they did an exercise to identify future growth areas or “areas of concentration” of development. He explained that all of the three small groups that did the exercise came up with similar results, i.e. they all directed the future growth to the following areas:
 - The Manhattan Urban Area;
 - The area along the lake where there are existing subdivisions; and
 - Growth areas around each of the small incorporated cities.

They varied in their approach to various nodes in the county such as Keats, Zeandale and an area along U.S. 24 near Stockdale Road. Wedel asked if there was consensus from the full committee on the three areas of concentration that the subcommittee agreed on. After some discussion regarding how the growth around the small cities would be handled in terms of coordination with the cities growth plans, there was

- general consensus for those areas identified as “areas of growth concentration”. Wedel then asked if there was consensus for any of the other growth nodes identified by the subcommittee groups or any other growth nodes. After some discussion, there was no consensus so it was agreed that further discussion on nodes would be postponed to later discussion regarding the “rural area”, e.g. the remainder of the County outside of the identified “areas of concentration”.
- Wedel then shared the various preliminary concepts for future growth in the urban-rural interface. These projects were characterized and discussed as follows:
 - The concept of extending utilities into the “Gateway Area” by the county to stimulate growth and redevelopment in that area. There was general consensus in support of that concept;
 - The concept of connecting Marlatt Avenue straight to a new North-South road running from Anderson Avenue on the South to W. 59th Street to the North. The Committee by consensus agreed with this concept provided a detailed area land use plan is completed prior to any roads being constructed;
 - The concept of extending Marlatt to the West to connect with an extension of Wildcat Creek Road running North to connect with U.S. 24. The Committee was not in favor of this concept, primarily because of concern that it would stimulate inappropriate development in an area close to Fort Riley; and
 - The concept of constructing a bridge across the Kansas River to connect Scenic Drive to the Ashland Bottoms area. Scenic Drive would eventually connect to McDowell Creek Road and then to I-70. The Committee by consensus agreed they were opposed to this concept for a variety of reasons outlined more specifically in the following section.
 - David Proctor then led a discussion of the attributes of the Ashland Bottoms area that warranted its preservation. The group identified the following as significant attributes:
 - The area contains large concentrations of prime soil;
 - The area is partially in a floodplain;
 - The area contains a concentration of production agriculture uses that are relatively unfragmented by non-agricultural uses;
 - Promoting development of this area would create conflicts with existing agricultural uses; and
 - It would be very expensive to extend infrastructure (water, sewer, roads) into this area.
 - Based on the discussion, a preliminary Draft Future Land Use Map was defined and agreed upon. Another clean draft of the map will be prepared and presented at the next meeting.

Consensus on Working Definitions for Vision-based Recommendations

Agricultural Land

Rural Character

Terrie McCants and David Procter led a discussion regarding definitions of agricultural land and rural character. McCants explained that some members are getting confused with the distinction and that completion of definitions is important. Examples of previous definitions generated at previous meetings were displayed and

reviewed. The Committee by consensus agreed that an all encompassing definition of agriculture that included rural character was probably not possible or desirable. However the group agreed that rural character was an important component that needed to be addressed. It was agreed that it should be addressed separately at a future meeting. The Committee agreed by consensus on the following working definition of Agricultural Land or Use:

“The management of land for production of food, fiber or economic benefit”.

There was concern about the meaning of “economic benefit” but it was decided to try and narrow that definition at future meetings.

The Way Forward

- Next Full Vision 2025 Committee to be September 20th 7:30-9:30pm @ the Manhattan Fire Station Headquarters.
- Monty Wedel announced a public meeting with EDAW, Inc. to review the Flint Hills Regional Growth Plan will be held on September 19, 6:00-8:00pm @ the Manhattan City Commission Meeting Room in Manhattan City Hall, 11th & Poyntz Avenue.

Adjourn